

5.2 Specific: Restrictions as to All lots.

(A) All single story dwellings shall have a minimum of 2,200 square feet of living area. All 1 1/2 or more story dwellings to have a minimum of 2,400 square feet of living area.

(B) Minimum setback lines from any street shall be shown on the subdivision map filed for record in the Office of the Clerk and Recorder of West Feliciana Parish, State of Louisiana (the "Plat"). In all other cases the following rules apply:

(i) No Building shall be located on any lot nearer to the side property lines than (10') feet.

(ii) No Building shall be located on any Lot nearer to the back property lines than twenty-five (25') feet.

(C) Servitudes for installation land maintenance of utilities and drainage facilities are hereby established as shown on the Plat.

(D) The purchaser of any lot shall assume the responsibility to complete the home thereon prior to the selling of home.

(E) All dwelling colors shall be pre-approved by a majority of a quorum of the Home Owners Association.

(F) All lots shall be sodded completely in the front of the lot and a minimum of 10' on the side of said lots.

(G) Dwellings shall be completed within one (1) year of purchase of said lot unless the Home Owners Association grants a variance for some unforeseen reason or event.

(H) Any and all outside buildings that may be constructed shall be of the same décor as the primary dwelling and approved by the Home Owners Association in advance.

(I) All driveways are to be concrete, no gravel or asphalt shall be allowed on lots.

(J) Shingle roofs requiring any type of cap penetrating nor shall consist of copper or bronze.

(K) All garages and/or carports are to be located in the rear of the dwelling.

(L) Exterior of all homes constructed shall be a minimum of fifty (50%) percent Brick/Stone/Stucco or similar material.

(M) All roofing to be architectural shingles or Galvalume Metal (not painted).

(N) Vinyl siding will only be allowed on the Exterior Fascia/Soffit and under porches.

(O) No obnoxious, offensive or hazardous activity shall be carried on or upon any Lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood, nor shall any business be conducted thereon. No dumping of garbage or trash is permitted. Owners shall keep their Lots neat and tidy at all times.

(P) Mobile or prefabricated homes are not permitted in the Development Site or on any Lot or Lots. This shall include any and all temporary buildings of any kind or nature.

(Q) No fence shall be erected, placed or altered on any Lot beyond the front corner of any structure. Fences shall be erected of wood, brick or wrought iron only and shall be no more than eight (8') feet in height. No barb wire, chain link, or similar fencing materials shall be permitted.

(R) Enforcement of these restrictions shall be by the Board of Directors or the Developer or when in force, the Home Owners Association by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction either to restrain its violation or to recover damages or both.

(S) Invalidation of any of the covenants contained herein by judgment or court order shall in no way affect any of the provisions which shall remain in full force and effect.

5.3 OMITTED